

## **schneider, marchant**

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**From:** Sinclair, Keith [ksinclair@amtengineering.com]  
**Sent:** Friday, June 25, 2010 4:19 PM  
**To:** schneider, marchant  
**Cc:** Benoit, James D.; Doran, Daron  
**Subject:** FW: PILTOA-VA, Site 46 Proposed Architectural Revisions  
**Attachments:** 87 A-3 AE46-NS (2).pdf; 88 A-4 AE46-EW (2).pdf; Stone Masonry Spec Add'n.doc

Marchant,

Attached are the updated architecturals. Thank you for your continued assistance.


Have a great weekend!

Keith Sinclair, P.E.

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### **A. Morton Thomas & Associates, Inc.**

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Chantilly, VA 20151  
Phone: 703-817-1373 | Fax: 703-817-1393 | Cell: 571-241-3656  
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 Please consider the environment before printing this e-mail

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**From:** Benoit, James D. [mailto:BenoitJD2@bv.com]  
**Sent:** Friday, June 25, 2010 3:54 PM  
**To:** KATE RUDACILLE; Siebentritt, Heidi; McConnell, Kate  
**Cc:** Doran, Daron; Sinclair, Keith; Tuttle, Robert G.; James K. Sillers; Barry Lucas  
**Subject:** PILTOA-VA, Site 46 Proposed Architectural Revisions

All

Please see attached Architectural Elevation drawing of Site 46 in Loudoun County and additional specifications for stone.

The drawings incorporate the following revisions:

1. Elimination of the chimney and relocation of exhaust port to North (back) wall.
2. Clarification of roof pan width to 28" and surface appearance to galvanized steel.
3. Deletion of two downspouts from South (front) side, and use of semi-circular gutters and circular downspouts.
4. Addition of 24"w X 12"h quoins (corner stones) to the four building corners.
5. Revision of description of building & ramp facing rock to "Field Stone set in mortar, random size and shape, set in mosaic pattern".
6. Adoption of additional language for inclusion in Specification Sections 04110 - "Mortar and Masonry Accessories" and 04410 - "Stone Masonry Veneer". Language to specify materials and methods for the use of stone, mortar, etc developed with local stone masons/vendors known to be in concurrence with Loudoun County Historic Guidelines for new construction. Local vendors to be called out in specification sections for approved sources.

7. Addition of six, 12" X 12" equally-spaced buttresses to north and south sides of ramp concrete retaining wall, with beveled capstones.
8. Facing of South (front) ramp concrete retaining wall with Field Stone, and North (back) concrete retaining wall with parge finish, tinted to match rock mortar.
9. Revision of stair handrail to match treated wood ramp guardrail.
10. Provision of four faux widow treatments for illustration and **requesting direction on their application.**  
**Please advise.**
11. Showing proposed window treatment for the three large and one small louvered windows on the upper South (back) south side
11. Provision of two variation of window lintels with intent to use one or the other on all windows.
12. Clarification of finish on roll-up door to be painted to match wood pattern windows.

If further revisions are desired, please let me know

In addition, it was our intent to apply an rock sealant that allows for the easier removal of vandals' paint. Per Historic Guidelines this requires agreement from Loudoun County and of course from NVRPA.  
Please advise.

It has been a pleasure working together on this. I've learned quite a lot.  
Thanks for all the help in getting this right.  
jd

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**BLACK & VEATCH**  
CORPORATION  
WASHINGTON, D.C.

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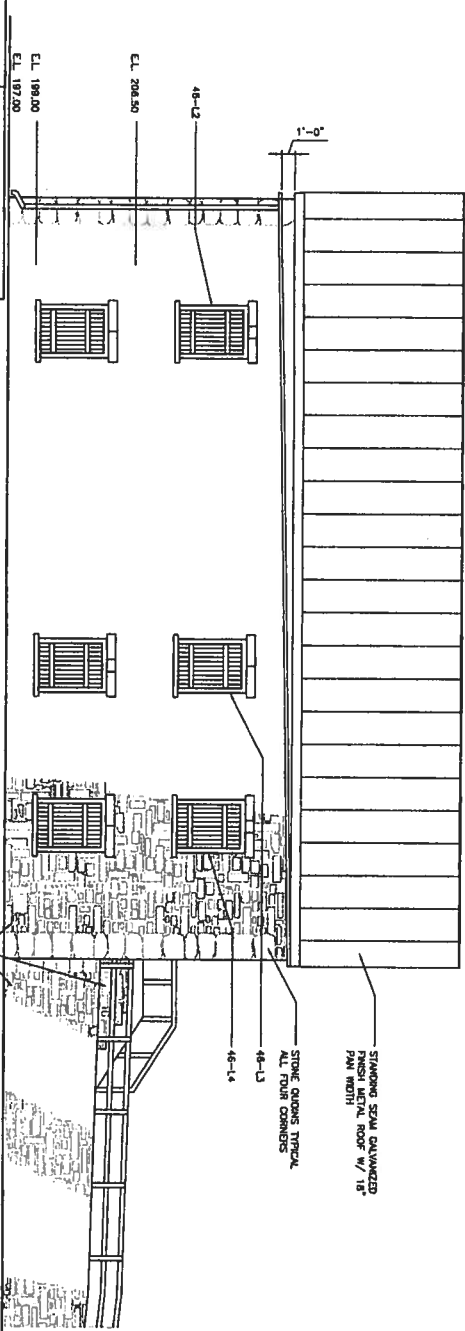
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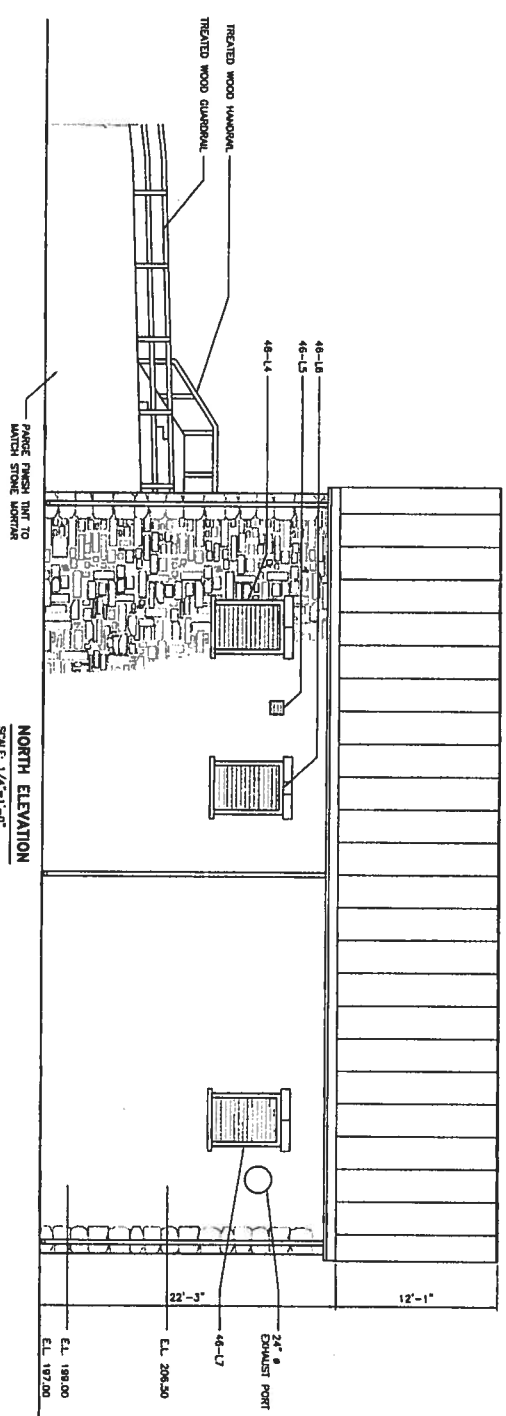
**SOUTH ELEVATION**  
SCALE 1/8"=1'-0"

FIELD STONE SET IN MORTAR  
RANDOM SIZE AND SHAPE

PRE-FINAL SUBMITTAL  
NOT FOR CONSTRUCTION



**NORTH ELEVATION**  
SCALE 1/8"=1'-0"



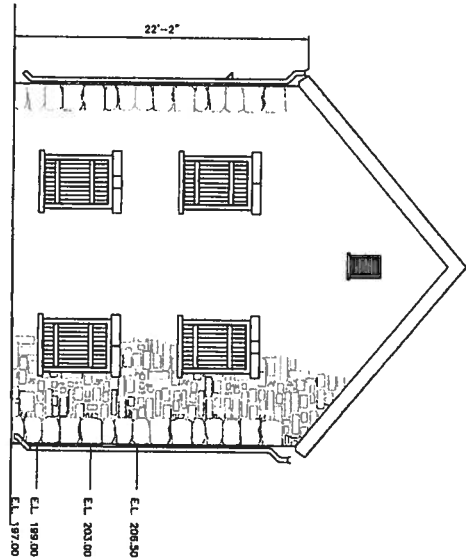
- NOTES:**
1. SEE LOWER SCHEDULE DRAWING C-A-6 FOR SIZES.
  2. 14, 15, 16 AND 17 ARE LOANED. REMAINDER ARE PAIX WINDOWS.

JOB NO.	1712	SHEET	87	OF	101
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DESIGN	DATE	404	DATE		
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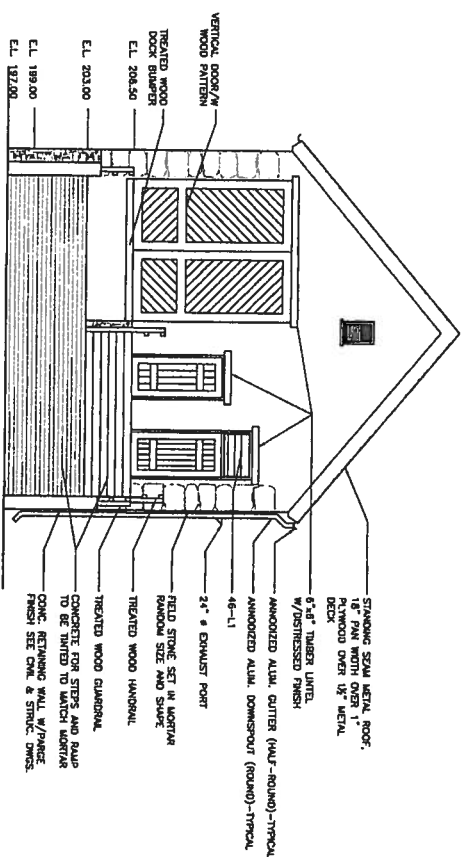
DATE	1712	DATE	1712	DATE	1712
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POST-300	REVISION				
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JOB NO.	1712	SHEET	08	OF	101
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DESIGN	FOR T80 LATER				
DESIGN NO.	404-WSA				
DESIGN MOD.	404-WSA				
INDEX NO.	SIU-N712				
POST-CON	REVISION				
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BY	DATE				

NOTES:  
SEE DOOR & LOUVER SCHEDULE  
DRAWINGS DA-2 & DA-6 FOR SIZES.



**EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"

**BLACK & VEATCH**  
ARCHITECTS  
WASHINGTON, D.C.

**PRE-FINAL SUBMITTAL  
NOT FOR CONSTRUCTION**

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## **STONE MASONRY SPECIFICATION (To be included in project)**

### **1. Stone selection**

Stones that are selected shall be local or semi-local. All stones shall be on the project site prior to stone placement to insure proper blend. Owner or Engineer and NVRPA shall approve stone selection and blend.

### **2. Stone placement**

Stones shall be laid to resemble period masonry.

- a. Wall stones shall be longer than tall, placed level and plumb.
- b. Corners shall be "quoins" and be a minimum of twice as long as tall. For example, a 12 inch tall corner is to be 24 inches long, minimum.
- c. Corners are to be a minimum of 4 inches thick.
- d. Lintels shall be a minimum of 8 inches tall and bear a minimum of 8 inches on each side.
- e. Wall ties to be used 16 inches vertical and horizontal.

### **3. Mortar**

Stones shall be placed in type "s" mortar. Joints to be a maximum of 1 inch, and be raked back. The entire surface is to be pointed after all the stones have been laid. Pointing shall be a high lime mix, to achieve an off white finish. Pointing shall be a traditional "V" point. Wall may be wash with a maximum 5% acid solution.

## **schneider, marchant**

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**From:** Siebentritt, Heidi  
**Sent:** Friday, June 25, 2010 12:48 PM  
**To:** schneider, marchant  
**Subject:** FW: PILTOA-VA, Site 31 Architectural Discussion (Cont)

Heidi E. Siebentritt  
Historic Preservation Planner  
Loudoun County Department of Planning  
1 Harrison Street, SE  
Leesburg, VA 20177  
(703) 777-0246 (phone)  
(703) 777-0441 (fax)

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**From:** McConnell, Kate  
**Sent:** Friday, June 25, 2010 8:16 AM  
**To:** Benoit, James D.; KATE RUDACILLE  
**Cc:** Siebentritt, Heidi  
**Subject:** RE: PILTOA-VA, Site 31 Architectural Discussion (Cont)

JD,

Heidi and I believe that tinted parging on the rear of the ramp would be acceptable since it won't be seen by the public. Regarding roof, leaving the roof galvanized (not painted) was/is common for ag buildings and is more reflective than most colors (shades of white being the main exception).

Kate

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**From:** Benoit, James D. [BenoitJD2@bv.com]  
**Sent:** Thursday, June 24, 2010 5:22 AM  
**To:** KATE RUDACILLE  
**Cc:** McConnell, Kate; Siebentritt, Heidi; Tuttle, Robert G.; James K. Sillers; Sinclair, Keith; DAN IGLHAUT; Doran, Daron  
**Subject:** PILTOA-VA, Site 31 Architectural Discussion (Cont)

Ms Rudacille et al  
See responses below.  
jd

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**From:** KATE RUDACILLE [mailto:KRUDACIL@nvrpa.org]  
**Sent:** Wednesday, June 23, 2010 3:25 PM  
**To:** Benoit, James D.  
**Cc:** McConnell, Kate; Siebentritt, Heidi; Tuttle, Robert G.; James K. Sillers; Sinclair, Keith; DAN IGLHAUT  
**Subject:** RE: local stonemasons

These are great suggestions. We really appreciate Kate McC and Heidi's input on this design.

A couple of questions:

1. Will the loading dock doors remain the same as in previous drawings (barn door style with X cross beams), or is the Z-shaped "Shutter 4" style going to be on the door? After discussion we are proposing to paint the doors to match the shutter pattern, but we are open.

2. Will the back wall of the ramp (the north elevation) have any treatment? Perhaps stucco instead of stone? If this is acceptable it would be more economical. We could tint the plaster to match/compliment the stone. I would suggest the buttress motif be continued.

3. Can the 24" exhaust vent on the north elevation (taking the place of the chimney vent) be a square louvered vent instead of round? Similar to those in the top and bottom photos on the Stone Utilitarian Buildings attachment. Does that exhaust structure protrude from the wall? Our current intent is to have the top of the round exhaust project outside the wall and bevel back like a cap.

4. Are there gutters? If so, is there a suggested style? The SPEX plat showed a level spreader behind the building—is it conveying water off the roof? (By the way, the level spreader is outside DCWASA's easement—any way to contain the use wholly within the existing easement so the Park Authority does not have to grant additional land rights?) Responding under separate cover.

5. Has the color of the roof been discussed? Open within that which is commercially available in metal roofing.

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www.nvrpa.org

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**From:** Benoit, James D. [mailto:BenoitJD2@bv.com]  
**Sent:** Wednesday, June 23, 2010 11:33 AM  
**To:** KATE RUDACILLE  
**Cc:** McConnell, Kate; Siebentritt, Heidi; Tuttle, Robert G.; James K. Sillers; Sinclair, Keith  
**Subject:** FW: local stonemasons

Ms Rudacille

I wanted to update you on the conversation I have been having with Loudoun Co.

We are going to prepare elevations that incorporate the ideas discussed below and circulate to all parties.

We appreciate your assistance in these matters

jd

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**From:** McConnell, Kate [mailto:Kate.McConnell@loudoun.gov]  
**Sent:** Tuesday, June 22, 2010 4:05 PM  
**To:** Benoit, James D.  
**Subject:** RE: local stonemasons

JD,

For ease, I will comment next to the item.

- |   |  |
|---|--|
| 1. Add quoins to structure corners        | <b>Correct</b>   |
| 2. Delete top row of quoins from ramp     | <b>Correct</b>   |
| 3. Vertical quoins on ramp to protrude 6" | <b>Instead of quoins, what you are proposing is more similar to a buttress. Also, some sort of treatment for the top of the buttresses should be considered, such as an angled, rather than a horizontal, top.</b> |

4. Provide stone lintels (single, two long or two long and one shorter stone) **Since this isn't really an alternative, I made this sub-item its own item. The stones used in the lintel would be the result of the stones available for the project. The design of a lintel is not prescribed by the number of stones, but the ability to make a structurally supportive element across the top of an opening in a wall using the stones available (and reserving the larger and/or flatter stones for these elements). Note in the images that I include, you could also use smaller stones to create flat jack arches above the windows or small but sturdy wood beams as lintels. You would want to choose one type for the entire building.**

5.) All windows (excepting louvered ones on back side) to have sills and frames **Since this isn't really an alternative, I made this sub-item its own item.**

6.) **Provide alternatives for window treatments:** Note that in the images that I attached to this message, as well as the central windows in the gable end of the tobacco warehouse, the doors are recessed into the wall a few inches as a result of the thickness of stone walls. If this is possible, then I think that it would convey a better sense of history.

c. Shutters to be mounted on (or inside) frames **I would delete "on" and simply state that the shutters are attached to the inside of the frame.**

d. Shutter 1 - One shutter with vertical boards joined by two horizontal (per tobacco barn dark colored shutters) mounted on window frame **Mount inside window frame to appear as an operational shutter.**

e. Shutter 2 - Vertical boards w/o horizontal pieces (per tobacco barn "white" boarded opening) mounted inside window frame

f. Shutter 3 - Two (split) shutters joined by two horizontal boards mounted on window frame. **I'm not sure that a utilitarian shutter such as this would be paired in such a small opening. Instead, why not continue proposing the original louvered shutters, albeit choosing one louver direction?**

g. Shutter 4 - One shutter with vertical boards joined by two horizontal and one oblique boards (Z shape) mounted on window frame.

I wish that I had thought of this sooner, but another suggestion for the building would be to change the size of the openings. Heidi and I both commented that the offset windows works for this design, so no need to go symmetrical. Still, note that the tobacco warehouse and the stone utilitarian buildings that I sent with this email all have different sizes and types of openings (windows, doors, double doors, ventilation slits...) in one wall. (I would stay away from the arches.) The use of different openings would require using a related opening treatment (note double and single doors in attached photos).

Also, note the louvers on some of the barns. This element is not uncommon on barns...though these louvers are wood.

I hope that this helps.

Best,  
Kate

Kate A. McConnell  
Planner, Community Information & Outreach  
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**From:** Benoit, James D. [mailto:BenoitJD2@bv.com]  
**Sent:** Tuesday, June 22, 2010 3:03 PM  
**To:** McConnell, Kate  
**Cc:** Tuttle, Robert G.; Sinclair, Keith  
**Subject:** RE: local stonemasons

Ms McConnell

From our conversation I have taken the following:

1. Add quoins to structure corners
2. Delete top row of quoins from ramp
3. Vertical quoins on ramp to protrude 6"
4. Provide alternatives for window treatments:
  - a. Provide stone lintels (single, two long or two long and one shorter stone)
  - b. All windows (excepting louvered ones on back side) to have sills and frames
  - c. Shutters to be mounted on (or inside) frames
  - d. Shutter 1 - One shutter with vertical boards joined by two horizontal (per tobacco barn dark colored shutters) mounted on window frame
  - e. Shutter 2 - Vertical boards w/o horizontal pieces (per tobacco barn "white" boarded opening) mounted inside window frame
  - f. Shutter 3 - Two (split) shutters joined by two horizontal boards mounted on window frame.
  - g. Shutter 4 - One shutter with vertical boards joined by two horizontal and one oblique boards (Z shape) mounted on window frame.

Please confirm this understanding.

jd

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**From:** McConnell, Kate [mailto:Kate.McConnell@loudoun.gov]  
**Sent:** Tuesday, June 22, 2010 10:48 AM  
**To:** Benoit, James D.  
**Subject:** local stonemasons

Dear Mr. Benoit,

Marchant Schneider gave me your email address. I have two stonemason contact recommendations for you. One is Cochran's Stone. Contact information is at <http://www.cochransstonemasonry.com/>. Also, you might try Don Pancoast at 703.777.3785. I hope that this is helpful.

Looking forward to seeing your sketches!

Best,  
Kate

Kate A. McConnell, AICP  
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**schneider, marchant**

---

**From:** McConnell, Kate  
**Sent:** Wednesday, June 30, 2010 11:45 AM  
**To:** Benoit, James D.; KATE RUDACILLE  
**Cc:** Siebentritt, Heidi; Tuttle, Robert G.; Sinclair, Keith; Barry Lucas  
**Subject:** RE: PILTOA-VA, Site 46 Proposed Architectural Revisions

JD,

In looking at the elevations again, I noticed that there are no lintels above the doors in the gable end. These openings should have lintels too. Since the garage door is so wide, an large timber lintel may be best (or necessary) for this opening.

Also, as we discussed, please include the stone masonry specifications on the elevations and include more specification for 3.d. about the 3 acceptable variations in stone making up the lintels.

Thanks,  
Kate

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**From:** Benoit, James D. [mailto:BenoitJD2@bv.com]  
**Sent:** Wednesday, June 30, 2010 11:11 AM  
**To:** KATE RUDACILLE  
**Cc:** McConnell, Kate; Siebentritt, Heidi; Tuttle, Robert G.; Sinclair, Keith; Barry Lucas  
**Subject:** RE: PILTOA-VA, Site 46 Proposed Architectural Revisions

Hi Ms. Rudacille  
Have you had a chance to look at Loudoun County's comments?  
If you could provide your thoughts, we would very much like to incorporate them into our response and revisions to the architectural illustrations.  
Thanks  
jd

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**From:** Benoit, James D.  
**Sent:** Tuesday, June 29, 2010 10:22 AM  
**To:** 'KATE RUDACILLE'

**Cc:** 'McConnell, Kate'; Siebentritt, Heidi; Tuttle, Robert G.; Sinclair, Keith; Barry Lucas

**Subject:** FW: PILTOA-VA, Site 46 Proposed Architectural Revisions

Ms Rudacille

Please note the commentary below provided by Loudoun County.

Would you please advise on those areas where you wish to supply additional direction or amplification.

With your concurrence, it is our intent to respond to questions and conform the design with the direction that has been provided, to the extent that is possible.

jd

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**From:** McConnell, Kate [mailto:Kate.McConnell@loudoun.gov]

**Sent:** Monday, June 28, 2010 4:02 PM

**To:** Benoit, James D.

**Cc:** Siebentritt, Heidi; schneider, marchant

**Subject:** RE: PILTOA-VA, Site 46 Proposed Architectural Revisions

JD,

I just left you a message stating that I would write this email with my comments and questions. Please feel free to call me to discuss further tomorrow. 703.777.0164.

I am including comments below in bold – though I don't think that you are planning to include this text in your final plans. Still, I want to be sure that we are on the same track...and some things relate to the elevations.

The drawings incorporate the following revisions:

1. Elimination of the chimney and relocation of exhaust port to North (back) wall.  
**No comment –this is fine.**
2. Clarification of roof pan width to 28" and surface appearance to galvanized steel.  
**The plans state 18", which is the appropriate pan width.**
3. Deletion of two downspouts from South (front) side, and use of semi-circular gutters and circular downspouts.  
**Typically, the gutters are described as half round gutters and round downspouts.**
4. Addition of 24"w X 12"h quoins (corner stones) to the four building corners.  
**The quoins do not have to be 24" by 12"...this was an example provided by the stone mason. Instead, the quoins will be larger stones, but randomly shaped depending on what is available in the stones delivered to the site.**
5. Revision of description of building & ramp facing rock to "Field Stone set in mortar, random size and shape, set in mosaic pattern".  
**There is no need to state, "set in mosaic pattern," as the randomness of the stones will create the "pattern" (or lack thereof).**
6. Adoption of additional language for inclusion in Specification Sections 04110 - "Mortar and Masonry Accessories" and 04410 - "Stone Masonry Veneer". Language to specify materials and methods for the use of stone, mortar, etc developed with local stone masons/vendors known to be in concurrence with Loudoun County Historic Guidelines for new construction. Local vendors to be called out in specification sections for approved sources. **Do you mean approved sources of stone?**  
**The local stone masons that I suggested to you are not necessarily in concurrence with the Historic District Guidelines. They are simply stonemasons who do work on historic buildings and would be able to meet the specifications in the Guidelines if this is what is desired. If you would like to use the language from the Guidelines in addition to the Stone Masonry Specs, then please do so.**
7. Addition of six, 12" X 12" equally-spaced buttresses to north and south sides of ramp concrete retaining wall, with beveled capstones.

Upon discussion with Heidi, we do not believe that the stone buttresses are necessary to add visual interest to the retaining wall. A skillfully laid stone wall will be visually interesting in its own right as I suggested last week. Still, if the buttresses are desired, then they should be constructed of randomly sized stones, just as the wall (and quoins). It would be strange to add a element with identical stones to the wall made of randomly shaped stones. Also, I would suggest showing a detailed profile of the top of the proposed buttresses so that this element can be more fully reviewed and clearly conceptualized.

8. Facing of South (front) ramp concrete retaining wall with Field Stone, and North (back) concrete retaining wall with parge finish, tinted to match rock mortar.

**No comment**

9. Revision of stair handrail to match treated wood ramp guardrail.

**No comment**

10. Provision of four faux widow treatments for illustration and requesting direction on their application. Please advise.

**Heidi and I agree that the window treatment with the horizontal braces works best for the building (46-L2). The Z is hackneyed and no braces is too plain.**

11. Showing proposed window treatment for the three large and one small louvered windows on the upper South (back) south side

**Are you referring to the north elevation here? If so, then is it necessary to include the lower row of windows? If this is not visible from the road, then Heidi and I agree that it wouldn't be necessary to mix the elements/window types on the rear.**

12. Provision of two variation of window lintels with intent to use one or the other on all windows.

**The two lintels that you propose are in essence the same. If you choose to use a large stone lintel, then the lintels could be composed of one large stone, two smaller stones, or three stones (two smaller with a central keystone). The differences would result from the stone available on the site. The other two types of lintels options include a wide wood lintel or a flat jack arch made of multiple smaller stones that is essentially trapezoidal in shape with a central keystone. Both of these examples are included in the second set of stone utilitarian building images that I sent you.**

13. Clarification of finish on roll-up door to be painted to match wood pattern windows.

**Instead of painting the door to be something that it is not, Heidi and I suggest painting the door a neutral dark color that blends into the background and/or does not allow the shadow of the door sections to be easily seen when passing by.**

If further revisions are desired, please let me know

**The window sills should have more definition. In other words, the ends of the sill should project beyond the base of the window frame, as well as from the front of the building, to be in keeping with historic building techniques. Please refer to the images that I sent in the past.**

**Also, the openings in the gable peak could be smaller and use wood louvers which is typical of smaller openings. As smaller opening would likely have a different lintel as well. I'd have to research this more if you go with a smaller opening.**

**And, I do have a few more questions:**

- 1.) What is the material for the ramp? (If concrete, then I suggest a warm tone [not a bright white or gray] that is in keeping with or matching the stone mortar.)
- 2.) What is the material for the steps? (If concrete, then I suggest a warm tone [not a bright white or gray] that is in keeping with or matching the stone mortar.)
- 3.) How will the side of the steps facing the road (south side) be treated? (To be in keeping with the south side of the building, we suggest facing this side as well.)
- 4.) What is the seam down the middle of the south elevation of the building?
- 5.) What are the dimensions and materials for the window frames and sills

- 6.) What are the dimensions and materials for the fascia in the gable ends?
- 7.) How will the roof wall junction on the sides of the building be treated? Will there be a frieze board or anything?
- 8.) Why is there an angled piece along the south elevation at the roof? Is this a boxed gutter? If so, leaving the gutter exposed would be more appropriate for a utilitarian building.

In addition, it was our intent to apply an rock sealant that allows for the easier removal of vandals' paint. Per Historic Guidelines this requires agreement from Loudoun County and of course from NVRPA.

Please advise.

**Is a clear, non-shiny sealant available? If so, then this would be ok. However, the Guidelines suggest using this only if graffiti occurs and other methods to reduce the opportunity to vandalize are undertaken and haven't worked, such as increasing lighting. One idea is using a high pitched sound...some places use this where kids like to hang out because they can hear it and it bothers them, but adults cannot hear this high frequency due to hearing loss related to age.**

I hope that this helps!

Kate

Kate A. McConnell  
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kate.mcconnell@loudoun.gov

---

**From:** Benoit, James D. [mailto:BenoitJD2@bv.com]  
**Sent:** Friday, June 25, 2010 3:54 PM  
**To:** KATE RUDACILLE; Siebentritt, Heidi; McConnell, Kate  
**Cc:** Doran, Daron; Sinclair, Keith; Tuttle, Robert G.; James K. Sillers; Barry Lucas  
**Subject:** PILTOA-VA, Site 46 Proposed Architectural Revisions

All

Please see attached Architectural Elevation drawing of Site 46 in Loudoun County and additional specifications for stone.

The drawings incorporate the following revisions:

1. Elimination of the chimney and relocation of exhaust port to North (back) wall.
2. Clarification of roof pan width to 28" and surface appearance to galvanized steel.
3. Deletion of two downspouts from South (front) side, and use of semi-circular gutters and circular downspouts.
4. Addition of 24" w X 12" h quoins (corner stones) to the four building corners.
5. Revision of description of building & ramp facing rock to "Field Stone set in mortar, random size and shape, set in mosaic pattern".
6. Adoption of additional language for inclusion in Specification Sections 04110 - "Mortar and Masonry Accessories" and 04410 - "Stone Masonry Veneer". Language to specify materials and methods for the use of stone, mortar, etc developed with local stone masons/vendors known to be in concurrence with Loudoun

County Historic Guidelines for new construction. Local vendors to be called out in specification sections for approved sources.

7. Addition of six, 12" X 12" equally-spaced buttresses to north and south sides of ramp concrete retaining wall, with beveled capstones.
8. Facing of South (front) ramp concrete retaining wall with Field Stone, and North (back) concrete retaining wall with parge finish, tinted to match rock mortar.
9. Revision of stair handrail to match treated wood ramp guardrail.
10. Provision of four faux widow treatments for illustration and **requesting direction on their application.**

**Please advise.**

11. Showing proposed window treatment for the three large and one small louvered windows on the upper South (back) south side
11. Provision of two variation of window lintels with intent to use one or the other on all windows.
12. Clarification of finish on roll-up door to be painted to match wood pattern windows.

If further revisions are desired, please let me know

In addition, it was our intent to apply an rock sealant that allows for the easier removal of vandals' paint. Per Historic Guidelines this requires agreement from Loudoun County and of course from NVRPA. Please advise.

It has been a pleasure working together on this. I've learned quite a lot.  
Thanks for all the help in getting this right.  
jd